

ARTICLE 2

Zoning Districts, Permitted Land Uses, and Zone-Specific Standards

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CHAPTER 17.200 ESTABLISHMENT OF ZONING DISTRICTS AND ADOPTION OF ZONING MAP

Sections:

- 17.200.005 - Purpose
- 17.200.010 - Zoning Districts Established
- 17.200.015 - Adopted Zoning Map
- 17.200.020 - Zoning District Regulations

17.200.005 Purpose

This Chapter establishes the zoning districts applied to property within the City, determines how the zoning districts are applied on the zoning map, and provides general permit requirements for development and land uses.

17.200.010 Zoning Districts Established

Westminster shall be divided into zoning districts that implement the City's General Plan. The zoning districts described in Table 2-1 are hereby established, and shall be shown on the official adopted zoning map (see Section 17.200.015).

Table 2-1 Zoning District Designations		
<i>Zoning Map Symbol</i>	<i>Zoning District Designation</i>	<i>General Plan Land Use Classification Implemented by Zoning District</i>
Residential Zoning Districts		
R1	Single-Family Residential	Residential Low Density
R2	Multiple-Family Residential (8–12 units/acre)	Residential Medium Density
R3	Multiple-Family Residential (13–14 units/acre)	Residential Medium Density
R4	Multiple-Family Residential (15–18 units/acre)	Residential High Density
R5	Multiple-Family Residential (19–25 units/acre)	Residential High Density
Commercial Zoning Districts		
CR	Restricted Commercial	Low-Intensity Commercial
C1	Local Business	Low-Intensity Commercial
C2	General Business	Commercial General
CM	Commercial-Industrial	Commercial General, Planned Development, and Industrial
Industrial Zoning Districts		
M1	Light Industrial	Industrial
M2	Medium Industrial	Industrial

Table 2-1		
Zoning District Designations		
<i>Zoning Map Symbol</i>	<i>Zoning District Designation</i>	<i>General Plan Land Use Classification Implemented by Zoning District</i>
Special Purpose Zoning Districts		
P/SP	Public/Semi-Public	Public/Semi-Public
P/OS	Park/Open Space	Park/Open Space
CEM	Cemetery	Park/Open Space
Overlay Zones		
CV	Civic Center	Not applicable
LS	Little Saigon	Not applicable
P	Parking	Not applicable
PD	Planned Development	Planned Development Other Land Use Designations

17.200.015 Adopted Zoning Map

The official Westminster Zoning Map (hereafter referred to as the "Zoning Map") has been adopted by the Council and is on file with the Division.

- A. **Inclusion by Reference.** The Zoning Map, together with all legends, symbols, notations, references, zoning-district boundaries, and other information provided on the map, has been adopted by the Council in compliance with California Government Code Section 65800 et seq., and is hereby incorporated into this Title by reference as though it were fully included here.
- B. **Zoning District Boundaries.** The boundaries of the zoning districts established by Section 17.200.010, *Zoning Districts Established*, shall be shown on the Zoning Map.
- C. **Relationship to General Plan.** The Zoning Map shall implement the General Plan and shall be consistent with the General Plan.
- D. **Map Amendments.** Amendments to the Zoning Map shall follow the process established in Chapter 17.620, *General Plan, Zoning Map, and Zoning Code Amendments*.
- E. **Zoning Map Interpretation.** The Zoning Map shall be interpreted in compliance with Section 17.120.010.D, *Zoning Map Boundaries*.
- F. **Zoning upon Annexation.** All property not rezoned by the Council prior to annexation shall be designated with the zoning designation consistent with the general plan designation.

17.200.020 Zoning District Regulations

- A. **Purpose.** Chapters 17.210, *Residential Zoning Districts*, through 17.250, *Overlay Zones*, determine which land uses are permitted in each zoning district, what steps are required to establish each use, and the basic development standards that apply.
- B. **Determination of Permitted Land Uses and Permit Requirements.** The land uses permitted by this Title in each zoning district are identified in Tables 2-2, 2-4, and 2-6 of this Chapter as being:

1. Permitted by right subject to compliance with all applicable provisions of this Title, subject to first obtaining a Level I Development Review as outlined in Chapter 17.520, and any construction permit or other permit required by the WMC. Permitted uses are shown as "P" in the aforementioned tables;
2. Permitted subject to the approval of an administrative use permit as outlined in Chapter 17.550, and shown as "AUP" in the aforementioned tables; and
3. Permitted subject to the approval of a conditional use permit as outlined in Chapter 17.550, and shown as "CUP" in the aforementioned tables.

Pursuant to Section 17.120.015, *Procedures for Interpretation*, the Director is assigned the responsibility and authority to interpret the requirements of this Title. Land uses that are not listed in the Tables 2-2 to 2-6 or are not shown in a particular zoning district are not permitted, except where otherwise provided by Section 17.110.010, *Exemptions from Land Use Permit Requirements*, and as outlined in the notes section of Tables 2-2, 2-4, and 2-6.

- C. Indoor Uses Only.** All commercial and industrial activities, other than off-street parking, shall be conducted entirely within an enclosed structure(s), except as may otherwise be permitted in compliance with this Title.
- D. Site Divided by Zoning District Boundary.** Where a site is divided by one or more zoning district boundaries, each portion of the site located in a separate district shall be developed and used in compliance with the requirements of the applicable district.
- E. Conflicts between Provisions:**
1. In the event of any conflict between the zoning district regulations of this article and the provisions of Article 3, *Site Planning and General Development Standards*, the provisions of Article 3 shall govern; and
 2. Rules for resolving conflict between the requirements of this Title may be found in Section 17.120.010.F, *Conflicting Requirements*.

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CHAPTER 17.210 RESIDENTIAL ZONING DISTRICTS

Sections:

- 17.210.005 - Purpose
- 17.210.010 - Residential Zoning District Land Uses and Permit Requirements
- 17.210.015 - Residential Zoning District Development Standards

17.210.005 Purpose

This Chapter provides development and land use regulations for the residential zoning districts established by Section 17.200.010. The purpose of the individual residential zoning districts and the manner in which they are applied are as follows.

- A. **R1 (Single-Family Residential) District.** The R1 zoning district identifies areas characterized by single-family dwellings and provides areas for the development of detached dwelling units at densities no greater than 7 units per acre. The standards of this district are intended to protect the existing density and maintain the character of single-family residential neighborhoods. The R1 zoning district is consistent with the Low Density Residential land-use designation of the General Plan.
- B. **R2 (Multiple-Family Residential –12 Units/Acre) District.** The R2 zoning district is intended for the development of dwelling units within a density range of 8 to 12 units per acre. The R2 zoning district is consistent with the Residential Medium land-use designation of the General Plan.
- C. **R3 (Multiple-Family Residential 13–14 Units/Acre) District.** The R3 zoning district provides opportunity for the development of dwelling units with densities of 13 to 14 units per acre. The R3 zoning district is consistent with the Residential Medium land-use designation of the General Plan.
- D. **R4 (Multiple-Family Residential 15–18 Units/Acre) District.** The R4 zoning district is intended to provide opportunities for the development of multiple-family housing with densities of 15 to 18 units per acre. The R4 zoning district is consistent with the Residential High land-use designation of the General Plan.
- E. **R5 (Multiple-Family Residential 19–25 Units/Acre) District.** The R5 zoning district is intended to provide opportunities for the development of residential projects with densities of 19 to 25 units per acre. The R5 zoning district is consistent with the Residential High land-use designation of the General Plan.

17.210.010 Residential Zoning District Land Uses and Permit Requirements

- A. General Requirements.** Table 2-2 identifies the land uses permitted by this Title in the residential zoning districts, and the land use permit required to establish each use, in compliance with Section 17.200.020.B, *Determination of Permitted Land Uses and Permit Requirements*.

Note: Where the last column in the table ("See Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Title may also apply.

**Table 2-2
Permitted Uses and Permit Requirements
For Residential Zoning Districts**

Land Use ¹	Permit Requirements by District					See Specific Use Regulations
	R1	R2	R3	R4	R5 ⁴	
Recreation, Education, & Public Assembly						
Child day care facilities	CUP	CUP	CUP	CUP	CUP	Section 17.400.035
Family day care home, large	AUP	AUP	AUP	AUP	AUP	Section 17.400.035
Family day care home, small	P	P	P	P	P	Section 17.400.035
Public recreational and cultural facilities	P	P	P	P	P	
Private schools	CUP	CUP	CUP	CUP	CUP	
Public schools – Kindergarten to 12 th grade	P	P	P	P	P	
Religious places of worship	CUP	CUP	CUP	CUP	CUP	
Nonprofit service-provider facility ²	–	–	CUP	CUP	CUP	
Residential						
Accessory Garage Structures exceeding allowed Maximum Area	AUP	–	–	–	–	Section 17.400.120
Accessory structures and uses ³	P	P	P	P	P	Section 17.400.130
Boarding and lodging house	–	–	CUP	CUP	CUP	
Conversion of apartments to condominiums	–	CUP	CUP	CUP	CUP	Section 17.400.045
Conversion of hotels and motels to apartments	–	CUP	CUP	CUP	CUP	Section 17.400.080
Multiple-family dwellings	–	P	P	P	P	Section 17.400.125
Fraternities and sororities	–	–	CUP	CUP	CUP	
Home schooling, without a fee or charge	P	P	P	P	P	
Home-based business:						Section 17.400.75 Chapter 17.530
Level 1 home-based business	P	P	P	P	P	
Level 2 home-based business	CUP	CUP	CUP	CUP	CUP	
Manufactured/modular housing	P	P	–	–	–	
Mobile-home park (minimum 10 acres)	CUP	CUP	CUP	CUP	CUP	
Mobile homes – outside of approved mobile home parks, on foundation system	P	–	–	–	–	
Model home sales complex	P	P	P	P	P	
One-family dwellings	P	P	P	P	P	Section 17.400.120
Residential care facilities, 6 or fewer clients	P	P	P	P	P	
Residential care facilities, 7 or more clients	CUP	CUP	CUP	CUP	CUP	
Secondary dwelling units	P		–	–	–	Section 17.400.135

Table 2-2
Permitted Uses and Permit Requirements
For Residential Zoning Districts

<i>Land Use¹</i>	<i>Permit Requirements by District</i>					<i>See Specific Use Regulations</i>
	<i>R1</i>	<i>R2</i>	<i>R3</i>	<i>R4</i>	<i>R5⁴</i>	
Senior housing	CUP	CUP	CUP	CUP	CUP	Section 17.400.085
Small lot subdivisions	–	P	P	P	P	Section 17.400.150
Two-family dwellings	–	P	P	P	P	Section 17.400.125
Nonresidential & Other						
Agriculture	P	P	P	P	P	Section 17.400.020
Roadway improvements, pipelines, and utility lines	P	P	P	P	P	
Public-safety facilities	CUP	CUP	CUP	CUP	CUP	
Public-utility facilities	CUP	CUP	CUP	CUP	CUP	
Wireless communication facilities – screened and/or co-located	–	P	P	P	P	Section 17.400.175
Wireless communication facilities – unscreened and/or not co-located	–	CUP	CUP	CUP	CUP	Section 17.400.175

P = Permitted Use; CUP = Conditional Use Permit Required; AUP = Administrative Use Permit Required; – = Prohibited Use or Not Applicable

Notes: Uses not specified above, but which are found by the Director to be consistent with the intent and purpose of this article, and are compatible with and no more objectionable to the public welfare than the uses listed above, are permitted with the approval of a Level I Development Review as outlined in Chapter 17.510. The determination by the Director shall be made in accordance with the provisions outlined in Section 17.500.010, *Authority for Land Use and Zoning Decisions*. Upon a Level I Development Review being granted, the Director shall determine the general permit requirement (P, AUP, or CUP) for the proposed land use.

¹ See Article 7 for definitions of the land uses listed.

² Limited to providing social services, education, training, medical, and dental assistance. Overnight stay prohibited.

³ Accessory structures and uses as provided in Article 7, *Definitions*, including buildings and structures commonly required for the operation of an ordinary farm or ranch of 10 or more acres, provided each such farm or ranch accessory building is built not closer than 100 feet to any public street or highway or exterior property boundary.

⁴ Residential uses within the Planned Development Overlay general plan land use designation may exceed the densities when the development meets the average daily traffic (ADT) goals for the site as specified in the General Plan.

17.210.015 Residential Zoning District Development Standards

- A. General Requirements.** Subdivisions, new land uses and structures and alterations to existing land uses and structures in the R1, R2, R3, R4, and R5 zones shall conform to the requirements outlined in Table 2-3. In addition, the applicable development standards outlined in Article 3 shall apply to all residential zoning districts. Please refer to Section 17.400.120 for single-family residential design standards. For applicable multiple-family residential design standards, please refer to Section 17.400.125 of the WMC and the Section 5.0 of the City of Westminster Design Guidelines Manual. The Design Guidelines are not included in any article of this Title, but are available for review on the City's website or at the offices of the Division.

Table 2-3
Residential Zoning District Development Standards

<i>Development Feature</i>	<i>Requirements by Zoning District</i>				
	<i>R1</i>	<i>R2</i>	<i>R3</i>	<i>R4</i>	<i>R5</i>
Minimum lot size	6,500 SF for corner lots 6,000 SF for all other lots				10,000 SF
Maximum Density ¹	1 unit per lot	1 unit per 3,600 SF	1 unit per 3,000 SF	1 unit per 2,400 SF	1 unit per 1,800 SF
Maximum building height:	2 stories or 35 feet For height limit exceptions, see Section 17.300.025				see below
<i>When a building is within 100 feet of an R1 zoning district</i>	n/a				2 stories, or 25 feet
<i>When a building is 100–150 feet of an R1 zoning district</i>	n/a				3 stories, or 35 feet
<i>In all other locations</i>	n/a				Height shall not exceed the width of the widest abutting street
<i>Flag pole</i> ²	35 feet				
<i>Accessory buildings and structures</i>	The maximum height of the building or structure shall not exceed 15 feet to the roof peak, except where structures contain a flat roof or shed roof, then the plate line shall not exceed 10 feet in height. For non-roofed structures, the maximum height shall be 10 feet to the highest portion of the structure, including but not limited to play equipment. See Section 17.400.130				
Setbacks:	For setback exceptions, see Section 17.300.020.				
<i>Front yard</i>	Minimum 50 feet from the centerline of the street or highway upon which the building site fronts, or 20 feet from the ultimate right-of-way line, whichever is less				
<i>Side yard</i>	Minimum 5 feet; except, a corner lot shall have a street side yard of not less than 10 feet	Single-story structures up to 15 feet in height/minimum 5 feet Two or more story structures over 15 feet in height/minimum 7 feet A corner lot shall have a street side yard of not less than 10 feet			
<i>Rear yard</i>	Minimum 20 feet or 20% of average lot depth, whichever is less ⁹				10 feet
<i>Patio (enclosed or open) and sunshade</i> ⁵	Minimum 10 feet to rear property line ⁴ Minimum 5 feet to side property line Minimum 10 feet to side property line if it is a corner lot				
<i>Distance between detached accessory structure and main building</i>	Minimum 6 feet See Section 17.400.130				
<i>Balcony, porch (covered or uncovered), terrace, landing, and outside stairway</i>	Maximum 3-foot projection into required side yard Maximum 5-foot projection into required front or rear yard ⁶ See Table 3-1 in Article 3				
<i>Eave, cornice, or canopy</i>	Maximum 2-foot 6-inch projection into required side yard Maximum 5-foot projection into required front or rear yard ⁷ See Table 3-1 in Article 3				
<i>Masonry chimney, and fireplace – attached</i> ⁸	Maximum 20-inch projection into required front, side, or rear yard				
<i>Swimming pools, spas and hot tubs</i>	Minimum 5 feet from walled structures Minimum 3 feet from open patio cover supports Minimum 3 feet from side and rear property lines				
<i>Distance between dwellings on the same lot:</i>					
One-story buildings	n/a	Minimum 10 feet			
Two-story buildings	n/a	Minimum 15 feet			
Maximum lot coverage	40% ⁸	40% ⁸	40% ⁸	50% ⁸	60% ⁸

Table 2-3
Residential Zoning District Development Standards

Development Feature	Requirements by Zoning District				
	R1	R2	R3	R4	R5
Minimum on-site open space per unit	n/a	500 SF	350 SF	250 SF	
Off-street parking	As required by Chapter 17.320				
Fences, walls used as fences, latticework screens, hedges, or thick growths of shrubs or trees, and open-mesh wire fences	As required by Section 17.300.030				
Minimum floor area (excluding garages)	1 BR (1,125 SF) 2 BR (1,225 SF) 3 BR (1,400 SF) 4 BR (1,525 SF) 5 BR (1,625 SF, plus 100 SF for each additional bedroom)	1,050 SF	900 SF	750 SF	750 SF
Storage and loading of recyclable materials	n/a	As required by Section 17.300.045			
Landscaping	n/a	As required by Chapter 17.310			

SF = square feet; n/a = not applicable

- ¹ The area in proposed developments provided for streets or common driveways, whether dedicated for public use or not, shall not be used in calculating the permitted density under any of the residential zoning district designations. The common driveway shall be that area of the property that is provided for two-way vehicular traffic in accordance with Engineering Division standards.
- ² With the exception of lots fronting on cul-de-sac and/or knuckle streets, the building setback may be further reduced to 10 feet when sufficient maneuvering and parking are provided in front of the garage entrance to park two vehicles without encroaching into the public right-of-way.
- ³ Patios or sunshade structures, screened or unenclosed and attached to the rear of the main building, are permitted within the required rear setback area as long as no supports of said patios or sunshade structures are within 10 feet of the rear property line. In the case of cul-de-sac and knuckle lots, open latticework patio covers, unenclosed and attached to the rear of the main building, are permitted within the required setback area as long as no supports of said patio structures are within 5 feet of the rear property line.
- ⁴ Patios (enclosed or open) and sunshades shall not exceed the height of the first floor of the dwelling unit. In addition, enclosed patios must be attached to and accessed through the main dwelling unit.
- ⁵ In no event under this provision shall balconies, porches, terraces or outside stairways or steps be closer than 2 feet to the side property line or 3 feet to the rear property line of a building site.
- ⁶ In no event under this provision shall eaves, cornices, or canopies be closer than 2 feet to any side, front, or rear property line of the building site.
- ⁷ In no event under this Section shall chimneys, fireplaces (attached), media niches, or bay windows (cantilevered) be closer than 3 feet to any side property line of the building site.
- ⁸ Any required covered or enclosed parking spaces (up to a maximum of 600 square feet), including children's play houses, shall be exempt from lot coverage criteria.
- ⁹ For single story room additions located in the rear yard area, a setback between 10 and 20 feet from the rear property line and addition wall shall be permitted provided that there is no less than 1,000 square feet of contiguous open space located in the rear yard setback areas and that, a maximum of 16 feet for a pitched roof and 11 feet for a flat roof shall be permitted for the addition..

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CHAPTER 17.220 COMMERCIAL ZONING DISTRICTS

Sections:

- 17.220.005 - Purpose
- 17.220.010 - Commercial Zoning District Land Uses and Permit Requirements
- 17.220.015 - Commercial Zoning District Development Standards

17.220.005 Purpose

This Chapter provides development and land use regulations for the commercial zoning districts established by Section 17.200.010. The purpose of the individual commercial zoning districts and the manner in which they are applied are as follows.

- A. **CR (Restricted Commercial) District.** The CR zoning district identifies areas appropriate for primarily low-intensity office uses. Retail uses may be considered but require review by the Commission and final action by the Council.
- B. **C1 (Local Business) District.** The C1 zoning district provides areas for the development of a broad range of retail, service, and entertainment uses designed to meet the shopping and service needs of the local residential and business communities.
- C. **C2 (General Business) District.** The C2 zoning district provides areas for the development of freeway-oriented and regional-serving retail and office complexes, and complementary regional commercial centers.
- D. **CM (Commercial-Industrial) District.** The CM zoning district provides areas for the development of planned, unified shopping centers. This district also provides areas for light-industrial uses. Uses for both commercial and industrial districts are outlined in Tables 2-4 and 2-6.

17.220.010 Commercial Zoning District Land Uses and Permit Requirements

- A. **General Requirements.** Table 2-4 identifies the land uses permitted by this Title in the commercial zoning districts, and the land use permit required to establish each use, in compliance with Section 17.200.020.B, *Zoning District Regulations*.

Note: Where the last column in the table ("See Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Title may also apply.

Table 2-4
Permitted Uses and Permit Requirements
For Commercial Zoning Districts

Land Use ¹	Permit Requirements by District				See Specific Use Regulations
	CR	C1	C2	CM ²	
Industry, Manufacturing, & Processing					
Printing – commercial and wholesale	–	–	P	–	
Research and development (R&D)	–	–	–	CUP	
Temporary storage containers	–	–	P	–	Section 17.400.160
Recreation, Education, & Public Assembly					
Broadcast facilities for radio and/or televisions		P	P	P	
Clubs, lodges, and fraternal organizations	–	P	P	P	
Commercial entertainment and recreation:					
<i>Amusement center/park</i>	–	CUP	CUP	CUP	
<i>Entertainment – in conjunction with eating & drinking establishments</i>	–	CUP	CUP	CUP	
<i>Indoor amusement/entertainment facilities:</i>					
Bowling alley	–	–	P	P	
Ice skating	–	–	CUP	CUP	
Pool and/or billiard rooms	–	CUP	CUP	CUP	
Other defined indoor amusement/entertainment facilities	–	CUP	CUP	CUP	
<i>Limited Entertainment – in conjunction with eating & drinking establishments</i>	–	AUP	AUP	AUP	Section 17.400.055
<i>Outdoor commercial recreation</i>	–	CUP	CUP	CUP	
<i>Theaters and auditoriums</i>	–	CUP	CUP	CUP	
Dance halls, reception halls, banquet facilities or related uses	–	CUP	CUP	CUP	
Health/fitness facilities (with or without massage establishment)	–	CUP	CUP	CUP	
Public recreational and cultural facilities	P	P	P	P	
Private schools	CUP	CUP	CUP	CUP	
Religious places of worship	CUP	CUP	CUP	CUP	
Studios – art, dance, music, photography, etc.	–	P	P	P	
Tutoring Centers	–	P	P	P	
Vocational and trade schools	–	AUP	AUP	CUP	
Residential ³					
Emergency shelters	–	–	CUP	CUP	
Mobile-home park – minimum 10 acres	CUP	CUP	CUP	CUP	
Residential care facilities – 7 or more clients	CUP	CUP	CUP	CUP	
Residential with commercial (mixed-use)	PD/CP	PD/CP	PD/CP	PD/CP	
Senior housing	CUP	CUP	CUP	CUP	Section 17.400.085
Retail					
Adult uses	–	–	CUP	CUP	Section 17.400.015
Alcohol sales:					
<i>For off-site consumption</i>	–	CUP	CUP	CUP	
<i>For on-site consumption</i>	–	CUP	CUP	CUP	
Animal sales and services:					
<i>Pet shop/store</i>	–	P	P	P	
Antique store	–	P	P	P	

Table 2-4
Permitted Uses and Permit Requirements
For Commercial Zoning Districts

<i>Land Use¹</i>	<i>Permit Requirements by District</i>				<i>See Specific Use Regulations</i>
	<i>CR</i>	<i>C1</i>	<i>C2</i>	<i>CM²</i>	
Apparel: clothing, shoes, and accessories	–	P	P	P	
Art/photography stores and galleries	–	P	P	P	
Bakery (retail) or delicatessen	–	P	P	P	
Boat sales – new and used	–	–	–	CUP	
Book and stationary stores	–	P	P	P	
Department stores	–	–	P	P	
Drive-in and drive-through facilities	–	P	P	P	Section 17.400.050
Drug stores and pharmacies	–	P	P	P	
Eating and drinking establishments:					
<i>Bars, night clubs</i>	–	CUP	CUP	–	
<i>Café, coffee house, tea house</i>	–	CUP ⁶	CUP ⁶	CUP ⁶	Section 17.400.030
<i>Restaurant, take out</i>	–	P	P	P	
Equipment sales and rentals – excluding vehicle	–	P	P	P	
Florist/flower shop	–	P	P	P	
Food and beverage sales:					
<i>Convenience stores</i>	–	P	P	P	
<i>Grocery stores</i>	–	P	P	P	Section 17.400.065
<i>Liquor stores</i>	–	CUP	CUP	CUP	
<i>Specialty stores</i>	–	P	P	P	
Food-service cart – incidental to host use	–	–	CUP	CUP	Section 17.400.070
Furniture (finished or unfinished), furnishings, and appliance stores	–	P	P	P	
General retail stores	–	P	P	P	
Home improvement stores – sales and service	–	P	P	P	
Meat market	–	P	P	P	
Mobile-home sales	–	–	CUP	CUP	
Outdoor storage	–	CUP	CUP	CUP	
Plant nurseries (retail) and garden-supply stores	–	P	P	P	
Second-hand stores	–	–	CUP	CUP	
Shopping center	–	P	P	P	
Sporting goods and equipment store	–	P	P	P	
Stationary and office supplies	–	P	P	P	
Swap meet ⁴	–	CUP	CUP	CUP	
Vehicle sales, including automobiles and motorcycles:					
<i>New vehicles, retail⁵</i>	–	–	P	P	
<i>Used vehicles</i>	–	–	CUP	CUP	
<i>Vehicle parts sales – no installation and/or servicing</i>	–	P	P	P	
<i>Vehicle parts sales – with installation and/or servicing</i>	–	–	CUP	CUP	
<i>Recreational vehicle sales</i>	–	–	CUP	CUP	
<i>Wholesale vehicle dealer</i>	–	–	CUP	CUP	
Warehouse retail stores	–	–	P	P	
Service					
Acupressure	–	CUP	CUP	CUP	

Table 2-4
Permitted Uses and Permit Requirements
For Commercial Zoning Districts

<i>Land Use¹</i>	<i>Permit Requirements by District</i>				<i>See Specific Use Regulations</i>
	<i>CR</i>	<i>C1</i>	<i>C2</i>	<i>CM²</i>	
Acupuncture	P	P	P	P	
Adult uses	–	–	CUP	CUP	
Animal sales and services:					
<i>Animal boarding and kennels</i>	–	–	–	CUP	Section 17.400.025
<i>Pet day care and grooming</i>	–	–	–	CUP	Section 17.400.025
<i>Veterinary clinics and animal hospitals</i>	–	CUP	CUP	CUP	Section 17.400.025
Astrology and fortunetelling establishments	–	P	P	P	
Automated-teller machines (ATMs)	P	P	P	P	
Banks and financial institutions (with or without drive-thru)	P	P	P	P	
Bicycle repair, sales, and rental	–	P	P	P	
Business and consumer-support services	–	P	P	P	
Check-cashing business	–	CUP	CUP	CUP	
Day care facilities:					
<i>Adult day care centers</i>	CUP	CUP	–	–	
<i>Child day care centers</i>	CUP	CUP	–	–	
Drive-thru facilities and services	–	P	P	P	
Hotels and motels ⁷	–	CUP	CUP	CUP	
Laundromat – coin operated	–	P	P	P	
Massage establishments	–	CUP	CUP	CUP	Section 17.400.095
Medical services:					
<i>Clinics</i>	CUP	CUP	CUP	CUP	
<i>Labs</i>	–	P	P	P	
<i>Hospitals</i>	CUP	CUP	CUP	CUP	
<i>Offices (medical or dental)</i>	P	P	P	P	
Offices:					
<i>Administrative/business</i>	P	P	P	P	
<i>Government</i>	P	P	P	P	
<i>Production</i>	P	P	P	P	
<i>Professional</i>	P	P	P	P	
Offices for wholesale businesses	–	P	P	P	Section 17.400.100
Pawnshops	–	CUP	P	–	
Personal services:					
<i>Barber</i>	–	P	P	P	
<i>Dry cleaning – pick-up/drop-off only</i>	–	P	P	P	
<i>Dry cleaning – with cleaning facilities</i>	–	–	P	P	
<i>Hair/nail salon</i>	–	P	P	P	
<i>Laundromat</i>	–	P	P	P	
<i>Mail-box services</i>	–	P	P	P	
<i>Medical spa</i>	–	CUP	CUP	–	
<i>Shoe repair and service</i>	–	P	P	P	
<i>Spa/sauna</i>	–	CUP	CUP	–	
<i>Tailoring</i>	–	P	P	P	

Table 2-4
Permitted Uses and Permit Requirements
For Commercial Zoning Districts

<i>Land Use¹</i>	<i>Permit Requirements by District</i>				<i>See Specific Use Regulations</i>
	<i>CR</i>	<i>C1</i>	<i>C2</i>	<i>CM²</i>	
Public-safety facilities	CUP	CUP	CUP	CUP	
Public-utility facilities	CUP	CUP	CUP	CUP	
Recycling facilities – incidental use:					Section 17.400.115
<i>Reverse vending machines</i>	–	P	P	P	Section 17.400.115
<i>Small collection facility</i>	–	P	P	P	Section 17.400.115
<i>Large collection facility</i>	–	P	P	P	Section 17.400.115
Reflexology	–	P	P	P	
Self Storage	–	CUP	CUP	CUP	Section 17.400.140
Service Stations	–	CUP	CUP	CUP	Section 17.400.145
Tattoo parlor or dermatography studio	–	CUP	CUP	–	Section 17.400.155
Ticket and travel agency	P	P	P	P	
Vehicle services:					
<i>Accessories installation</i>	–	CUP	CUP	CUP	
<i>Automobile broker – office only and no vehicle display</i>	P	P	P	P	
<i>Car wash, full service</i>	–	CUP	CUP	CUP	
<i>Car wash, self service</i>	–	CUP	CUP	CUP	
<i>Driving school</i>	–	CUP	CUP	–	
<i>Maintenance/repair – excluding auto body repair</i>	–	–	CUP	CUP	Section 17.400.170
<i>Recreational vehicle storage facility</i>	–	–	–	CUP	
<i>Rental</i>	–	CUP	CUP	–	
<i>Towing, no storage</i>	–	–	–	–	
Transportation and Communications					
Bus depot	–	–	CUP	CUP	
Wireless communication facilities – screened and/or co-located	P	P	P	P	Section 17.400.175
Wireless communications facilities – unscreened and/or not co-located	CUP	CUP	CUP	CUP	Section 17.400.175

P = Permitted Use; AUP = Administrative Use Permit Required; CUP = Conditional Use Permit Required; – = Prohibited Use, PD/CP = Planned Development and Comprehensive Plan

Notes: Uses not specified above, but which are found by the Director to be consistent with the intent and purpose of this article, and are compatible with and no more objectionable to the public welfare than the uses listed above, are permitted with the approval of a Level I Development Review as outlined in Chapter 17.520. The determination by the Director shall be made in accordance with the provisions outlined in Section 17.500.010, *Authority for Land Use and Zoning Decisions*. Upon a Level I Development Review being granted, the Director shall determine the general permit requirement (P, AUP, or CUP) for the proposed land use.

¹ See Article 7 for definitions of the land uses listed.

² Uses permitted in the CM zoning district shall be as follows:

- a. Uses permitted in the C2 zoning district, subject to the restrictions provided in the above table and providing the property is developed as a planned, unified shopping center.
- b. Uses permitted in the M1 zoning district, provided that if any portion of the property is developed for commercial uses not permitted by the M1 zoning district, compatibility of commercial and industrial uses shall be determined by development review as provided elsewhere in this Title.
- c. Tables 2-4 and 2-6 provide a listing of permitted, conditionally permitted, and prohibited uses for the CM zone district.

³ Refer to Table 2-3 for development standards applicable to residential uses.

⁴ Limited to indoor sales only.

⁵ The sale of used vehicles and auto repair/servicing are permitted as incidental uses to the primary sale of new vehicles.

⁶ Cafés, coffee houses and tea houses are permitted without a CUP if found in compliance with the provisions of Section 17.400.030.

⁷ All conditional use permits for hotels and motels shall require city council review and approval, following a public hearing review and recommendation by the planning commission.

17.220.015 Commercial Zoning District Development Standards

- A. General Requirements.** Subdivisions, new land uses and structures, and alterations to existing land uses and structures in the CR, C1, C2, and CM zones shall be designed, constructed, and/or established in compliance with the requirements outlined in Table 2-5. In addition, the applicable development standards (e.g., landscaping, parking and loading) outlined in Article 3 shall apply to all commercial zoning districts. For applicable commercial-development design guidelines, please refer to Section 17.400.040.
- B. Late Night Business Restrictions.** Commercial businesses, located within 150 feet of a parcel zoned for residential use with late night operations and late night hours, as defined in Article 7 of this Title shall require the issuance of a conditional use permit.

Table 2-5
Commercial District Development Standards

Development Feature	Requirements by Zoning District			
	CR	C1	C2	CM ¹
Maximum building height:				
Buildings/structures	2 stories or 35 feet		Width of the street upon which the building faces; where a building has more than one street frontage, the width of the widest street shall apply	
Flag pole ²	60 feet			
Minimum lot size	6,000 square feet as required by Title 16 (Subdivisions)			
Minimum front yard required	50 feet to the centerline of the street upon that the building site fronts			
Minimum side yard required	20 feet, if the adjoining property is zoned for residential purposes ³ , 10 feet, if the property adjoins a public right-of-way, 0 feet if adjoining property is zoned for commercial or industrial uses			
Minimum rear yard required	10 feet; or 5 feet if the rear yard adjoins a public alley, public park, or public pedestrian way; or 25 feet if the property adjoins property zoned for residential purposes ²			
Off-street parking and loading	As required by Chapter 17.320			
Landscaping	As required by Chapter 17.310			
Signs	As required by Chapter 17.330			
Storage and loading of recyclable materials	As required by Section 17.300.045			
Fences, walls used as fences, latticework screens, hedges, or thick growths of shrubs or trees, and open-mesh wire fences	As required by Section 17.300.030			
Retail storefront visibility requirements	Retail storefronts shall provide a minimum 60 percent open exposure to the street or parking lot through the use of windows and doors.			

¹ Providing the property is developed as a planned, unified shopping center, the development standards in this table shall apply; however, if the property is developed for uses permitted in the M1 zoning district, then the development standards in Table 2-7 shall apply.

² See Footnote 7 in Table 3-8, *Permitted Signs by Type and Zoning District*, for applicable standards and requirements.

³ Where the property adjoins property zoned for residential uses, the side yard shall not be used for storage purposes or other activities, except parking and traffic circulation.

CHAPTER 17.230 INDUSTRIAL ZONING DISTRICTS

Sections:

- 17.230.005 - Purpose
- 17.230.010 - Industrial Zoning District Land Uses and Permit Requirements
- 17.230.015 - Industrial Zoning District Development Standards

17.230.005 Purpose

This Chapter provides development and land use regulations for the industrial zoning districts established by Section 17.200.010. The purposes of the individual industrial zoning districts and the manner in which they are applied are as follows.

- A. **M1 (Light Industrial) District.** The M1 zoning district provides areas for low-intensity and low-impact industrial, manufacturing, and related uses. Typical uses include research and development facilities and laboratories, small-scale warehouses, and light manufacturing. The M1 zoning district is consistent with the Industrial land use designation of the General Plan.
- B. **M2 (Medium Industrial) District.** The M2 zoning district provides areas suitable for a broad range of manufacturing businesses, wholesaling businesses, and limited warehousing and distribution facilities. The M2 zoning district is consistent with the Industrial land use designation of the General Plan.

17.230.010 Industrial Zoning District Land Uses and Permit Requirements

- A. **General Requirements.** Table 2-6 identifies the uses of land permitted by this Title in each industrial zoning district, and the land use permit required to establish each use, in compliance with Section 17.200.020.B, *Zoning District Regulations*.

Note: Where the last column in the tables ("See Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Title may also apply.

Table 2-6
Permitted Uses and Permit Requirements
For Industrial Zoning Districts

Land Use ¹	Permit Requirements by District			See Specific Use Regulations
	CM ²	M1	M2	
Industry, Manufacturing, & Processing				
Catering (for off-site consumption)	P	P	P	
Cleaning and dyeing plants	–	P	P	
Food manufacturing	–	CUP ⁷	CUP ⁷	Section 17.400.060
Hazardous waste facilities, off-site	–	–	CUP	Section 17.400.105
Laundry facilities, commercial – carpet and upholstery	P	P	P	
Lumber yards	–	P	P	
Machine shop	–	P	P	
Manufacturing, assembly, welding, and/or fabrication: ³				
<i>Ceramics</i>	P	P	P	
<i>Concrete/cement</i>	P	P	P	
<i>Electronics</i>	P	P	P	
<i>Garments</i>	P	P	P	
<i>Glass studio</i>	–	P	P	
<i>Light sheet metal</i>	P	P	P	
<i>Musical instruments</i>	P	P	P	
<i>Signs</i>	P	P	P	
<i>Windows and doors</i>	P	P	P	
<i>Woodworking</i>	P	P	P	
Media production – soundstages	–	P	P	
Packing plant for whole agricultural products	–	–	P	
Printing – commercial and wholesale	P	P	P	
Research and development (R&D)	CUP	P	P	
Self Storage	CUP	P	P	Section 17.400.140
Warehousing and distribution facilities	P	P	P	
Wholesale sales	P	P	P	
Recreation, Education, & Public Assembly				
Broadcast facilities for radio and television	P	P	P	
Clubs, lodges, and fraternal organizations	P	–	–	
Commercial entertainment and recreation:				
<i>Amusement center</i>	CUP	–	–	
<i>Entertainment – in conjunction with eating & drinking establishments</i>	CUP	–	–	Section 17.400.055
<i>Indoor amusement/entertainment facilities:</i>				
Bowling alley	P	–	–	
Ice skating	CUP	–	–	
Pool and/or billiard rooms	CUP	–	–	
<i>Limited Entertainment – in conjunction with eating & drinking establishments</i>	AUP	–	–	Section 17.400.055
Other defined indoor amusement/entertainment facilities	CUP	–	–	
<i>Outdoor commercial recreation</i>	CUP	–	–	
<i>Theaters</i>	CUP	–	–	
Health/fitness facilities	CUP	–	–	
Public recreational and cultural facilities	P	P	P	
Private schools	CUP	–	–	
Religious places of worship	CUP	CUP	CUP	
Studios – art, dance, music, photography, etc.	CUP	CUP	CUP	
Tutoring Centers	P	–	–	
Vocational and trade schools	P	–	–	

Table 2-6
Permitted Uses and Permit Requirements
For Industrial Zoning Districts

Land Use ¹	Permit Requirements by District			See Specific Use Regulations
	CM ²	M1	M2	
Residential				
Caretaker facility – incidental to self-storage	AUP	AUP	AUP	
Emergency Shelter	CUP	–	–	
Mobile-home Park – minimum 10 acres	CUP	CUP	CUP	
Senior housing	CUP	CUP	CUP	Section 17.400.085
Retail				
Alcohol sales:				
<i>For off-site consumption</i>	CUP	CUP	CUP	
<i>For on-site consumption</i>	CUP	CUP	CUP	
Animal sales and services:				
<i>Pet shop</i>	P	–	–	
Antique store	P	–	–	
Art/photography stores and galleries	P	–	–	
Bakery – retail	P	–	–	
Boat sales – new and used	CUP	P	P	
Building material stores – raw materials	–	P	P	
Drive-in and drive-through facilities	P	–	–	Section 17.400.050
Drug stores and pharmacies	P	–	–	
Eating and drinking establishments:				
<i>Café, coffee house, tea house</i>	CUP	–	–	Section 17.400.030
<i>Restaurant</i>	P	AUP	AUP	
Equipment sales and rentals – excluding vehicle	P	P	P	
Food and beverage sales:				
<i>Convenience stores</i>	P	CUP	CUP	
<i>Grocery stores</i>	P	P	P	Section 17.400.065
<i>Liquor stores</i>	CUP	CUP	CUP	
<i>Specialty stores</i>	P	P	P	
Food-service cart – incidental to host use	CUP	–	–	Section 17.400.070
Furniture sales – finished or unfinished	P	–	–	
General retail stores	P	CUP	CUP	
Home improvement stores – sales and service	P	P	P	
Mobile-home sales	CUP	–	–	
Outdoor storage	CUP	CUP	CUP	
Plant nurseries (retail) and garden supply stores	P	–	–	
Second-hand stores	CUP	–	–	
Shopping center	P	–	–	
Swap meet ⁵	CUP	–	–	
Vehicle sales, including automobiles and motorcycles:				
<i>New vehicles, retail⁴</i>	P	–	–	
<i>Used vehicles</i>	CUP	–	–	
<i>Vehicle parts sales – no installation and/or servicing</i>	P	–	–	
<i>Vehicle parts sales – with installation and/or servicing</i>	CUP	–	–	
<i>Recreational vehicle sales</i>	CUP	–	–	
<i>Wholesale vehicle dealer</i>	CUP	–	–	
Warehouse retail stores	P	–	–	

Table 2-6
Permitted Uses and Permit Requirements
For Industrial Zoning Districts

<i>Land Use¹</i>	<i>Permit Requirements by District</i>			<i>See Specific Use Regulations</i>
	<i>CM²</i>	<i>M1</i>	<i>M2</i>	
Service				
Acupressure	CUP	–	–	
Acupuncture	P	–	–	
Adult uses	CUP	–	–	Section 17.400.015
Animal sales and services:				
<i>Animal boarding and kennels</i>	CUP	CUP	CUP	Section 17.400.025
<i>Pet day care and grooming</i>	CUP	–	–	Section 17.400.025
<i>Veterinary clinics and animal hospitals</i>	CUP	CUP	CUP	Section 17.400.025
Astrology and fortunetelling establishments	P	–	–	
Automated-teller machines (ATMs)	P	P	P	
Banks and financial institutions	P	–	–	
Business and consumer support services	P	P	P	
Check-cashing business	CUP	CUP	CUP	
Construction contractors	–	P	P	
Hotels and motels ⁶	CUP	–	–	
Massage establishments	CUP	–	–	Section 17.400.095
Medical services:				
<i>Ambulance services (more than 500 feet from residentially zoned parcel)</i>	AUP	AUP	AUP	
<i>Ambulance services (within 500 feet of residentially zoned parcel)</i>	CUP	CUP	CUP	
<i>Clinics</i>	CUP	CUP	CUP	
<i>Labs</i>	P	CUP	CUP	
<i>Hospitals</i>	CUP	CUP	CUP	
<i>Offices (medical or dental)</i>	P	–	–	
Offices:				
<i>Administrative/business</i>	P	–	–	
<i>Government</i>	P	–	–	
<i>Production</i>	P	–	–	
<i>Professional</i>	P	–	–	
Offices for wholesale businesses	P	–	–	Section 17.400.100
Personal services:				
<i>Barber</i>	P	–	–	
<i>Dry cleaning – pick-up/drop-off only</i>	P	–	–	
<i>Dry cleaning – with cleaning facilities</i>	P	–	–	
<i>Hair/nail salon</i>	P	–	–	
<i>Laundromat</i>	P	–	–	
<i>Mail-box services</i>	P	–	–	
<i>Shoe repair and service</i>	P	–	–	
<i>Tailoring</i>	P	–	–	
Public safety facilities	CUP	CUP	CUP	
Public utility facilities	CUP	CUP	CUP	
Reflexology	P	–	–	
Service stations	CUP	CUP	CUP	Section 17.400.145
Vehicle services:				
<i>Accessories installation</i>	CUP	P	P	
<i>Auto body repair</i>	-	P	P	Section 17.400.170

Table 2-6
Permitted Uses and Permit Requirements
For Industrial Zoning Districts

<i>Land Use¹</i>	<i>Permit Requirements by District</i>			<i>See Specific Use Regulations</i>
	<i>CM²</i>	<i>M1</i>	<i>M2</i>	
<i>Automobile broker – office only and no vehicle display</i>	P	–	–	
<i>Car wash, full service</i>	CUP	–	–	
<i>Car wash, self service</i>	CUP	–	–	
<i>Maintenance/repair – excluding auto body repair</i>	CUP	P	P	Section 17.400.170
<i>Recreational vehicle storage facility</i>	CUP	CUP	CUP	Section 17.320.030.J
<i>Towing, no storage</i>	–	–	CUP	
Transportation and communications				
Bus depot	CUP	–	–	
Parcel delivery terminal	CUP	P	P	
Taxi dispatch yards	–	CUP	CUP	
Tow yard (no storage permitted)	–	–	CUP	
Wireless communication facilities – screened and/or co-located	P	P	P	Section 17.400.175
Wireless communications facilities – unscreened and/or not co-located	CUP	CUP	CUP	Section 17.400.175

P = Permitted Use; AUP = Administrative Use Permit Required; CUP = Conditional Use Permit Required; – = Prohibited Use

Notes: Uses not specified above, but which are found by the Director to be consistent with the intent and purpose of this article, and are compatible with and no more objectionable to the public welfare than the uses listed above, are permitted with the approval of a Level I Development Review as outlined in Chapter 17.520. The determination by the Director shall be made in accordance with the provisions outlined in Section 17.500.010, *Authority for Land Use and Zoning Decisions*. Upon a Level I Development Review being granted, the Director shall determine the general permit requirement (P, AUP, or CUP) for the proposed land use.

¹ See Article 7 for definitions of the land uses listed.

² Uses permitted in the CM zoning district shall be as follows:

- a. Uses permitted in the C2 zoning district, subject to the restrictions provided in the above table and providing the property is developed as a planned, unified shopping center.
- b. Uses permitted in the M1 zoning district, provided that if any portion of the property is developed for commercial uses not permitted by the M1 zoning district, compatibility of commercial and industrial uses shall be determined by development review as provided elsewhere in this Title.
- c. Tables 2-4 and 2-6 provide a listing of permitted, conditionally permitted, and prohibited uses for the CM zone district.

³ The use of a blast furnace, incinerator, or similar industrial process is prohibited.

⁴ The sale of used vehicles and auto repair/servicing are permitted as incidental uses to the primary sale of new vehicles.

⁵ Limited to indoor sales only.

⁶ All conditional use permits for hotels and motels shall require city council review and approval, following a public hearing review and recommendation by the planning commission.

⁷ CUP required only if the use is within 500 feet of any parcel zoned for residential uses, or parcels containing residential uses within a mixed use development measured from the external boundaries of the site. Otherwise, the use is permitted by right but subject to the regulations in Section 17.400.060

17.230.015 Industrial Zoning District Development Standards

- A. General Requirements.** Subdivisions, new land uses and structures, and alterations to existing land uses and structures in the CM, M1, and M2 Zones shall be designed, constructed, and/or established in compliance with the requirements outlined in Table 2-7. In addition, the applicable development standards (e.g., landscaping, parking and loading, etc.) outlined in Article 3 shall apply to all industrial zoning districts.

Table 2-7			
Industrial District Development Standards			
<i>Development Feature</i>	<i>Requirements by Zoning District</i>		
	<i>CM¹</i>	<i>M1</i>	<i>M2</i>
Maximum building height:			
<i>Building/structures</i>	2 stories or 35 feet		
<i>Flag pole²</i>	60 feet		
Minimum lot size	10,000 SF		7,200 SF
Minimum front yard	50 feet to the centerline of the street or highway that fronts the building site		
Minimum side yard	0 feet; or 20 feet, if the adjoining property is zoned for residential purposes ³		
Minimum rear yard	10 feet; or 5 feet, if the rear yard adjoins a public alley, public park, or public pedestrian way; or 25 feet if the property adjoins property zoned for residential purposes; ³ or rear yard requirement may be waived if a 10-foot side yard is maintained		
Off-street parking and loading	As required by Chapter 17.320		
Landscaping	As required by Chapter 17.310		
Signs	As required by Chapter 17.330		
Storage and loading of recyclable materials	As required by Section 17.300.045		
Fences, walls used as fences, latticework screens, hedges, or thick growths of shrubs or trees, and open-mesh wire fences	As required by Section 17.300.030		

SF = square feet

¹ Providing the property is developed as a planned, unified shopping center, the development standards in this table shall apply; however, if the property is developed for uses permitted in the M1 zoning district, then the development standards in Table 2-5 shall apply.

² See Footnote 7 in Table 3-8, Permitted Signs by Type and Zoning District, for applicable standards and requirements.

³ Where the property adjoins property zoned for residential uses, the side yard shall not be used for storage purposes or other activities, except parking and traffic circulation.

- B. Industrial Zoning District Performance Standards.** All land uses proposed in the M1 and M2 zoning districts shall be operated and maintained so as not to be injurious to public health, safety, or welfare, and shall comply with the following standards.

- Air emissions.** No approved land use shall generate or cause any visible dust, gases, or smoke to be emitted into the atmosphere, except as necessary for the heating or cooling of structures, and the operation of motor vehicles on the site. All uses and activities shall comply with the air quality regulations in Chapter 8.24, *Air Pollution*, of the WMC.

2. ***Glare and heat.*** No direct or reflected glare or heat, whether from floodlights or from high temperature processes (including combustion or welding or otherwise), shall be visible or felt at or beyond the property line.
3. ***Ground vibration.*** No approved land use shall generate ground vibration perceptible without instruments at any point along or outside of the property line of the use, except for motor vehicle operations.
4. ***Noise.*** All uses and activities shall comply with the noise regulations in Chapter 8.28, *Noise Control*, of the WMC.
5. ***Odor.*** No approved land use shall generate or emit any obnoxious odor or fumes perceptible at or beyond the property line. All uses and activities shall comply with the odor regulations in Chapter 8.24, *Air Pollution*, of the WMC.
6. ***Late night business restrictions.*** Industrial businesses located within 150 feet of a parcel zoned for residential use with late night operations and late night hours, as defined in Article 7 of this Title, shall require the issuance of a conditional use permit.

Industrial Zoning Districts

17.230

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CHAPTER 17.240 SPECIAL PURPOSE ZONING DISTRICTS

Sections:

- 17.240.005 - Purpose
- 17.240.010 - Cemetery (CEM) Zoning District Requirements
- 17.240.015 - Public/Semi-Public (P/SP) Zoning District Requirements
- 17.240.020 - Park/Open Space (P/OS) Zoning District Requirements
- 17.240.025 - Public Facilities (PF) District Requirements

17.240.005 Purpose

This Chapter provides development and land use regulations for the special purpose zoning districts established by Section 17.200.010. The purposes of the individual special purpose zoning districts and the manner in which they are applied are as follows.

- A. Cemetery (CEM) District.** The CEM zoning district is applied to cemeteries and is intended to protect existing cemeteries and provide for expansion within their existing boundaries. This district is established to regulate where the body or remains of a human being may be buried or interred within the City subject to the development review process outlined in Chapter 17.520. Cemetery uses shall not be permitted outside of the CEM zoning district. This district is consistent with the Park/Open Space land use designation of the General Plan.
- B. Public/Semi-Public (P/SP) District.** The P/SP zoning district is established to provide a wide range of public and semi-public land uses.
- C. Park/Open Space (P/OS) District.** The P/OS zoning district is applied to open space resources. This district is intended to regulate, protect, and preserve publicly accessible land that is well suited for active recreation, amusement, relaxation, and/or scenic viewing. The P/OS zoning district is consistent with the Open Space land use designation of the General Plan.
- D. Public Facilities (PF) District.** The PF zoning district is established to provide for a range of civic land uses such as public parks, public schools, utilities and public administrative buildings.

17.240.010 Cemetery (CEM) Zoning District Requirements

A. Uses Permitted by Right and Uses Requiring Special Permits

1. *Uses Permitted by Right.*

- a. Properties within the CEM zoning district shall only be used for the operation of a cemetery and for cemetery purposes, including columbariums, crematories, mausoleums, mortuaries, churches, flower shops, administration buildings, dwellings for persons employed on the premises, storage and vault fabrication facilities, tool sheds, maintenance and garage buildings, and other buildings and uses incidental to and located and carried on within the boundaries of the cemetery.

- b. Farming, including all types of agriculture and horticulture outlined in Section 17.400.020, *Agricultural Uses*.
 - 2. ***Uses Requiring a Conditional Use Permit.*** The following uses are permitted subject to the issuance of a conditional use permit pursuant to the provisions outlined in Chapter 17.550.
 - a. Recreational vehicle storage lot subject to standards outlined in Section 17.320.030.J.
 - b. Mobile-home park (minimum 10 acres)
- B. **Limitations on Placement of Burials/Interments.** No burial or interment of a human body shall be allowed closer than 60 feet to the centerline of a primary highway or 40 feet to the centerline of a secondary highway, as designated on the Orange County Master Plan of Arterial Highways; or closer than 30 feet to the centerline of any other street. However, such burial or interment shall be permitted closer to the Bolsa Avenue centerline, as specified in Instrument No. 31318 recorded in Book 2996, page 506 of Official Records of Orange County.
- C. **Development Standards for CEM Zoning District.** Land uses permitted within the CEM zoning district shall comply with the following provisions, in addition to all applicable provisions of Article 3.
 - 1. ***Maximum Building Height.*** No building shall exceed 3 stories or 50 feet in height, whichever is greater.
 - 2. ***Front Yard Setback.*** No building other than wall crypts shall be closer than 110 feet to the centerline of the right-of-way of a major highway, or closer than 100 feet to the centerline of a primary highway, or closer than 90 feet to the centerline of a secondary highway, as designated on the Master Plan of Arterial Highways of Orange County; or, in any other case, closer than 80 feet to the centerline of the right-of-way of any other street.
 - 3. ***Side Yard Setbacks.*** No building shall be closer than 5 feet to any side property line. Wall crypts, one side of which forms a portion of the wall enclosing the cemetery, may be permitted along a side property line.
 - 4. ***Rear Yard Setbacks.*** No building shall be closer than 85 feet to the centerline of a major highway, or closer than 75 feet to the centerline of a primary highway, or closer than 65 feet to the centerline of a secondary highway, as designated on the Master Plan of Arterial Highways of Orange County; or, in any other case, closer than 55 feet to the centerline of any other street.
 - 5. ***Fencing Requirements.*** All property used for cemetery purposes shall be enclosed by a fence, wall, or structure used as a wall, with a minimum height of 8 feet. Any such fence installed within 50 feet of an intersection shall be wire mesh or other similar material so as not to obstruct traffic visibility.

17.240.015 Public/Semi-Public (P/SP) Zoning District Requirements**A. Uses Permitted by Right, Prohibited Uses, and Uses Requiring Special Permits****1. *Uses Permitted by Right.***

- a. Police stations; civic center; fire stations; county, state, federal and special district offices; governmental maintenance and/or storage facilities; public schools, including related administration maintenance and storage uses; emergency shelters; parks, transit agency offices and facilities; and publicly and privately owned utilities.
- b. Within the Westminster Civic Center Area, private vendors providing goods and services to the civic center area are conditionally permitted when such private vendors are authorized by agreement with the City. "Civic center" is defined as that publicly owned land bounded by Westminster Boulevard on the north, Monroe Street on the east, 13th Street on the south, and Jackson Street (as if extended to 13th street) on the west, including the publicly owned property south of 13th Street. The operation and maintenance standards for such private vendors shall be established from time to time by resolution of the Council. The operation and maintenance standards outlined in Section 17.400.070, *Food Service Carts*, shall not be applicable except as expressly provided for in such a resolution.

2. *Prohibited Uses.*

- a. Construction of any advertising sign or structure and any residential, commercial, industrial or freight storage structure, including above ground parking structures.

3. *Uses Requiring an Administrative or Condition Use Permit.*

- a. Places of public assembly and worship, retail, and wholesale plant nurseries are subject to the issuance of a conditional use permit pursuant to the provisions outlined in Chapter 17.550.
- b. Wireless Communications Facilities may be permitted with an administrative use permit or a conditional use permit pursuant to the provisions outlined in Section 17.400.175, *Wireless Facilities*.
- c. Mobile-home park (minimum 10 acres) subject to the issuance of a conditional use permit pursuant to the provisions outlined in Chapter 17.550

B. Development Standards. Land uses permitted within the P/SP zoning district shall comply with all applicable provisions of Article 3.**17.240.020 Park/Open Space (P/OS) Zoning District Requirements**

Land uses permitted within the P/OS zoning district shall comply with the following provisions, in addition to all applicable provisions of Article 3.

A. Permitted Uses and Uses Requiring Special Permits**1. *Uses Permitted by Right.***

- a. Public parks and related public recreational structures.
 - b. Buildings, structures, wells, and reservoirs related to the distribution, treatment, and/or storage of water.
2. ***Uses Requiring a Conditional Use Permit.*** The following uses are permitted subject to the issuance of a conditional use permit pursuant to the provisions outlined in Chapter 17.550.
- a. Private recreation facilities.
 - b. Private open space set aside and/or deeded for such purpose.
 - c. Recreational vehicle storage lot subject to standards outlined in Section 17.320.030.J.
 - d. Mobile-home park (minimum 10 acres) subject to the issuance of a conditional use permit pursuant to the provisions outlined in Chapter 17.550.

B. Development Standards. Land uses permitted within the P/OS zoning district shall comply with all applicable provisions of Article 3.

17.240.025 Public Facilities (PF) District Requirements

Uses permitted in the PF district shall be as follows:

- A.** In a PF district, no building or land shall be used and no building shall be erected or structurally altered, except for the following uses:
- 1. Publicly or privately owned, regulated and operated utilities, or enterprises, excluding streets and highways, but including:
 - a. Public parks,
 - b. Public administrative buildings,
 - c. Civic center,
 - d. Utilities, privately or publicly owned and operated,
 - e. Public schools,
 - f. Accessory buildings and uses incidental to any of the permitted uses in this zone,
 - g. Any similar public enterprise not here enumerated when so determined by city site plan review,
 - h. On utility-owned land, secondary uses which are found to be compatible with surrounding properties may be permitted by site plan review. All secondary uses must have city approval, including agricultural activities.

- B.** Site plans of all buildings, structures and improvements in a PF district shall be approved by the city before building permits are issued.
- C.** If, for any reason, the actual or anticipated PF type usage becomes obsolete, the property may revert to the basic zoning designation of the area, as determined by the planning commission and the city council.
- D.** Within the Westminster civic center area, private vendors of goods and services, whose purpose is to serve visitors to the civic center only, are permitted when such private vendors are authorized by agreement with the city. "Civic Center" is defined as the publicly owned land bounded by Westminster Boulevard on the north, Monroe Street on the east, 13th Street on the south and Jackson Street (as if extended to 13th Street) on the west, including publicly owned property south of 13th Street. The operation and maintenance standards for such private vendors shall be established from time to time by resolution of the city council. The operation and maintenance standards within Title 17 of this code shall not be applicable except expressly as provided for in such resolution.

Special Purpose Zoning Districts

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CHAPTER 17.250 OVERLAY ZONES

Sections:

- 17.250.005 - Purpose
- 17.250.010 - Applicability of Overlay Zones
- 17.250.015 - Civic Center (CV) Overlay
- 17.250.020 - Little Saigon (LS) Overlay
- 17.250.025 - Parking (P) Overlay
- 17.250.030 - Planned Development (PD) Overlay

17.250.005 Purpose

The overlay zones established by this Chapter provide guidance for development and new land uses in addition to the standards and regulations of the primary zoning districts, where important site, neighborhood, or compatibility issues require particular attention in project planning.

17.250.010 Applicability of Overlay Zones

- A. Designation of Property.** The applicability of any overlay zone to a specific site is shown by the overlay Zoning Map symbol established by Section 17.200.010, *Zoning Districts Established*, being appended as a suffix to the symbol for the primary zoning district shown on the Zoning Map. For example, the C2-LS-PD designation represents the Commercial General (C), Little Saigon Overlay (LS), and Planned Development Overlay (PD) zoning districts.
- B. Applicability of Overlay District Requirements.** The provisions of this Chapter apply to proposed land uses and development in addition to all other applicable requirements of this Title. In the event of any perceived conflict between the provisions of this Chapter and any other provision of this Title, this Chapter shall govern.

17.250.015 Civic Center (CV) Overlay

For design guidelines applicable to the Civic Center Overlay zoning district, please refer to Section 8.0 of the City of Westminster Design Guidelines Manual. This manual is not included in any article of this Title, but is available for review on the City's website or at the offices of the Division.

17.250.020 Little Saigon (LS) Overlay

For design standards and guidelines applicable to the Little Saigon Overlay zoning district, please refer to Section 7.0 of the City of Westminster Design Guidelines Manual. This manual is not included in any article of this Title, but is available for review on the City's website or at the offices of the Division.

17.250.025 Parking (P) Overlay

- A. Purpose.** This Section provides development and land use regulations for the P Overlay zoning district, as established by Section 17.200.010, *Zoning Districts Established*.
- B. Requirements.** Land uses permitted within the P Overlay zoning district shall comply with the following provisions, in addition to all applicable provisions of Article 3.
1. When any residentially zoned lot is designated with the P Overlay zoning district classification, in lieu of the uses permitted by its underlying zone classification, the lot may be used exclusively for an off-street parking facility if such facility serves a principal use that is within 100 feet of the outer boundaries of the lot. The following regulations shall apply to the use of a lot designated with the P Overlay classification:
 - a. All off-street parking facilities shall be constructed and maintained in accordance with the provisions of Chapter 17.320. All required yard areas, as imposed by the zoning regulations applicable to such lot by reason of its underlying zone classification, shall be adhered to. All such required yard areas shall be landscaped and permanently maintained as such, including but not limited to the installation and maintenance of a permanent irrigation system.
 - b. No lot shall be designated with the P Overlay unless vehicular and/or pedestrian access thereto is limited or restricted by conveyance of such access rights to the City, or otherwise, to ensure a safe traffic flow and to ensure that the use of such lot for off-street parking will not unreasonably increase vehicular or pedestrian traffic on abutting streets serving residential areas.

17.250.030 Planned Development (PD) Overlay

- A. Purpose.** This Section provides development and land use regulations for the PD Overlay zoning district as established by Section 17.200.010, *Zoning Districts Established*. This district applies to areas of existing large-scale, multiple-family residential and commercial complexes developed as a planned district, and sites suitable for similar large-scale development. The PD zoning district may also be applied to sites within commercial districts suitable for combined commercial, residential, and/or live-work uses within a physically integrated and contiguous area. The PD zoning district is consistent with the Planned Development Land Use designation of the General Plan and may be consistent with various residential and commercial land use designations of the General Plan.
- B. Requirements.** Land uses permitted within the PD Overlay zoning district shall comply with the following provisions in addition to all applicable provisions of Article 3.
1. **Minimum site area for rezoning.** The PD Overlay zoning district may only be applied to sites of one-half acre or larger.
 2. **Permit requirements.** All development proposed within a PD Overlay zoning district shall require approval of a comprehensive plan in accordance with Chapter 17.560. Land use permit requirements for changes in land use after the initial comprehensive plan approval may be established by the Council through the rezoning of the site to apply the PD Overlay zoning district and/or through the approval of the comprehensive plan.

3. ***Permitted land uses and development standards.*** Except as otherwise provided by this Section, permitted land uses, and site planning and development standards for the PD Overlay zoning district shall be determined by the Council through the rezoning of the site to apply the PD Overlay zoning district, and through the approval of a Comprehensive Plan in compliance with the permit requirements noted above. In establishing permitted land uses and development standards, the Council shall consider the standards of the zoning districts most similar in nature and function to the uses proposed within the PD Overlay zoning district.
 4. ***Height.*** The maximum height of any building or structure in the PD Overlay zoning district shall not exceed the width of the street, or the widest street, upon which the building faces.
 5. ***Undergrounding of utilities.*** All utilities, including telephone, cable television, and electric systems, required within the limits of all PD Overlay zoning districts shall be located underground.
- C. **Standards.** The permitted uses and development standards for PD Overlay districts are developed as part of the project approval process.

Overlay Zones

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